

REPORT AND DECISION ON APPLICATION BY
ROYDEN C. RICHARDSON AND OTHERS, PARCELS RC-4 AND RC-5
SOUTH END URBAN RENEWAL AREA, MASS. R-56
FOR APPROVAL OF A REDEVELOPMENT PROJECT AND
CONSENT TO THE FORMATION OF TREMONT HOMES, INC.

A. The Hearing. A public hearing was held at 2:30 p.m. on April 17, 1969, by the Boston Redevelopment Authority (hereinafter called "the Authority") at New City Hall, Room 921, One City Hall Square, Boston, Massachusetts, on an Application (hereinafter called "the Application") filed by Royden C. Richardson, Wilbur S. Best and Seibert O. Davis, (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called "the Project"), and for consent to the formation of Tremont Homes, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on April 2 and 9, 1969, in the Boston Herald Traveler, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended.

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA R-24
TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL S-30

SUMMARY: This memorandum requests that the Authority conditionally designate Mels Realty Trust as the rehabilitation developer of Parcel S-30.

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Disposition Parcel S-30, located at 2406-2422 Washington Street adjoining the new Washington Park Civic Center, is a two-story commercial building which formerly contained five businesses on the first floor and offices on the second. Initially, the building was scheduled for demolition. Since relocation of all tenants, however, we received three expressions of interest in rehabilitation. Staff discussions were held with all three firms. Two of these expressions, from State Enterprises, Inc. and Modern Electroplating, the abutting industrial firm, were more general in nature than the interest expressed by Mels Realty Trust, Saul and Louis Weinstein, Trustees.

Mels Realty Trust desires to commence rehabilitation immediately and is prepared to expend over \$100,000 to such end. The Trust, if designated, will lease the first floor area to the General Services Administration for a Social Security Office to service the Roxbury area. The Social Security Office desires to locate into these new quarters no later than December 31 of this year. In addition, other governmental agencies desire to lease office space on the second floor. It is felt that these governmental services will enhance the Civic Center.

Mels Realty Trust is located at 2401 Washington Street, Roxbury. The firm recently rehabilitated the Dunbar Hotel, now named The Bartlett Building, across the street from Parcel S-30 for approximately \$400,000. The rehabilitation was successful and the building is completely occupied.

It is to be understood that final plans and specifications must be approved by this Authority. The Design Staff has indicated that proper rehabilitation of the structure is desirable from both a physical and aesthetic viewpoint. Mels Realty Trust has indicated that Myer Louis, A.I.A., would be the architect.

It is recommended that the Authority tentatively designate Mels Realty Trust as redeveloper of Parcel S-30, subject to Authority standards and conditions.

An appropriate resolution is attached.